172.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	688,200 / 688,200
					USE VALUE:	688,200 / 688,200
					ASSESSED:	688,200 / 688,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		INVERNESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOGDANOW WALTER & GAIL A/TRS
Owner 2:	BOGDANOW REALTY TRUST
Owner 3:	
Street 1:	11 INVERNESS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOGDANOW WALTER & GAIL R -
Owner 2:	-
Street 1:	11 INVERNESS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,545 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3545.000	319,800		368,400	688,200
Total Card	0.081	319,800		368,400	688,200
Total Parcel	0.081	319,800		368,400	688,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.92 | /Parcel: 477.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 114094
GIS Ref:
GIS Ref:
Insp Date: 08/09/16

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,700	0	3,545.	368,400	688,100	688,100	Year End Roll	12/18/2019
2019	101	FV	248,800	0	3,545.	363,200	612,000	612,000	Year End Roll	1/3/2019
2018	101	FV	248,800	0	3,545.	279,000	527,800	527,800	Year End Roll	12/20/2017
2017	101	FV	248,800	0	3,545.	263,200	512,000	512,000	Year End Roll	1/3/2017
2016	101	FV	211,300	0	3,545.	242,100	453,400	453,400	Year End	1/4/2016
2015	101	FV	199,700	0	3,545.	226,300	426,000	426,000	Year End Roll	12/11/2014
2014	101	FV	199,700	0	3,545.	208,400	408,100	408,100	Year End Roll	12/16/2013
2013	101	FV	199,700	0	3,545.	208,400	408,100	408,100		12/13/2012

!13327!

PRINT

Date	Time
12/11/20	03:18:17

LAST REV

Date	Time
01/17/18	10:10:31

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13327

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOGDANOW WALTER	69534-272		6/30/2017	Convenience	1	No	No		
	14485-340		12/1/1981		80,000	No	No		Y

USER DEFINED

Prior Id # 1:	114094
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/27/2017	1669	Window/S	6,000	C				
9/28/2015	1437	Demo gar	51,300		9/28/2015			Install replacemen
9/12/2013	1369	Manual	3,150	C				
11/17/2006	1012	Redo Kit	12,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2016	Meas/Inspect	DGM	D Mann
8/9/2016	Permit Visit	DGM	D Mann
1/27/2014	Info Fm Prmt	EMK	Ellen K
10/20/2008	Meas/Inspect	345	PATRIOT
2/8/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3545		Sq. Ft.	Site		0	70.	1.48	6									368,446						368,400	

Total AC/HA: 0.08138 | Total SF/SM: 3545 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 368,446 | Spl Credit | Total: 368,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	177.237
Other Features:	87000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392894
Depreciation:	73078
Depreciated Total:	319816

COMMENTS

PDAS+SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

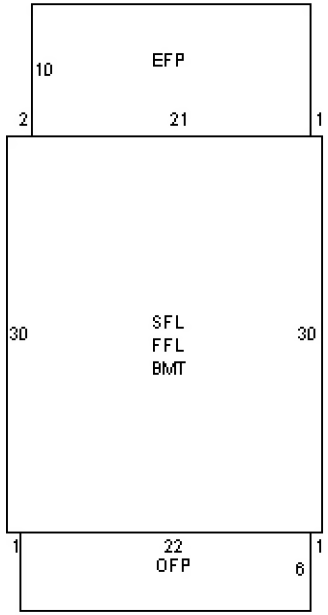
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.24
Special Features:	0	Val/Su Net:	127.82
Final Total:	319800	Val/Su SzAd	222.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	53.170	38,283
FFL	First Floor	720	177.240	127,611
SFL	Second Floor	720	177.240	127,611
EFP	Enclos Porch	210	40.590	8,523
OFP	Open Porch	132	29.290	3,866
	Net Sketched Area:	2,502	Total:	305,894
Size Ad	1440	Gross Are	2502	FinArea 1440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc